

TRANSFER

TAX
PAID

WARRANTY DEED

Doc # 2004010953
Book 7909 Page 0236

Theresa ~~M~~. Bowler

of 22 Roosevelt Avenue, Waterville, ME 04901
for consideration paid,

grant to ^(P) Lauren A. Sterling

of 15 Neck Road, China, ME 04926

with WARRANTY COVENANTS, the land in Waterville, Kennebec County,
State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-16287

Witness my hand and seal this 16th day of April, 2004.

Barbara M. Harvey

Theresa C. Bowler
Theresa ~~M~~. Bowler
c.
tcv

THE STATE OF MAINE Kennebec ss.

April 16, 2004

Then personally appeared the above named Theresa ^c Bowler and
acknowledged the foregoing instrument to be her free act and deed,

Before me,

Barbara M. Harvey
Notary Public

Print Name: Barbara M. Harvey

My Commission Expires: 8/9/08

Y-16287

EXHIBIT A

57-20

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and being Lot # 12 and the adjoining quarter of Lot # 13 as shown on a plan of Boutelle Heights made by Green & Wilson, C.E. which plan is filed in the Kennebec Registry of Deeds.

The land herein conveyed measures sixty-two and one-half (62 ½) feet on Roosevelt Avenue and is one hundred (100) feet deep.

No dwellings to be erected on said lot to cost less than four thousand (\$4,000.00) dollars; no buildings to be erected excepting dwelling houses and private garages to be used in connection therewith; no building to be erected within twenty feet of the side-walk, doorsteps, piazzas, and bay windows excepted.

The foregoing building restrictions are conditions upon which this conveyance is expressly made.

For Grantors' source of title, reference is made to a deed from Max Cleland, Administrator of Department of Veterans Affairs to Robert L. Bowler and Theresa G. Bowler dated October 8, 1980 and recorded in Kennebec County Registry of Deeds in Book 2330, Page 19 and a deed from Edward J. Derwinski, Secretary of the Department of Veterans Affairs to Robert L. Bowler and Theresa G. Bowler dated September 21, 1992, recorded in said Registry of Deeds in Book 4244, Page 339. Robert L. Bowler is now deceased leaving Theresa G. Bowler as surviving joint tenant.

H:\Legal\Real Estate\CLIENTS\Y-16287 Sterling Exhibit A.doc

Received Kennebec SS.
04/21/2004 10:26AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS